

# **Eucalyptus Grove Homeowners Association**

## **Board of Directors Meeting**

### **December 2, 2010**

#### **Minutes**

(Subject to Board of Director's approval)

**Board President, Todd Matson**, called the meeting to order at 6:03 pm. The meeting was held in HOA Meeting Room, 7610 Hollister Ave., Goleta, CA.

#### **In attendance:**

Craig Nicholson,  
Nathan Walter (Board member, Arthur Munoz, absent),  
Mr. Schon for Ms. Welch (unit 356),  
Bill Bold (Scribe) and  
James Nguyen (Bartlein and Company, Inc.)

Mr. Schon presented more details and discussed the installation of a **patio cover** with the Board. The Board suggested the structure be secured with galvanized straps. Board **approved** installation, pending the inclusion of details in the proposal drawing; Todd M. to give final "go-ahead" on cover installation after reviewing the drawing(s). Mr. Schon also discussed electric vehicle charging outlets at assigned parking spaces and sliding glass door replacement with the Board.

Craig N. (unit 247) requested the Board arrive at a decision (tonight) on bids for slab repair (Board discussed in Executive Session).

**Meeting Minutes:** The **November Board Meeting minutes** (11/11/10) were reviewed and **approved** as presented.

#### **Treasurer's Report:**

	<b>November '10</b>	<b>YTD</b>
Total Income	\$69,941.71	\$734,316.62
Operating Expenses	80,518.39	355,696.59
Reserve Expenditures	6,603.75	105,288.92
Total Expenditures	87,122.14	460,985.51
Transfer to Reserve	(22,819.57)	(318,755.11)
Transfer from Reserve	40,000.00	47,000.00
Total in Savings	\$1,151,705.54	

James N. reported Operating Expenses are approximately 8% below budget.

The November Treasurer's Report was unanimously **accepted** as presented.

**Landscaping:** Board discussed planting of new trees, need input from Enviroscaping and Ms. Hall; approved fertilizer and treatment for eucalyptus trees (lerp psyllid infestation) \$2800, Santa Barbara Pest Control.

#### **Old Business**

The Board addressed:

- **Dry rot repairs:** James N. reported one site requiring repair, 7620, units 321

(balcony) and 322 held for access from homeowner (321), unit for sale (322).

- **Building 7606 improvements:** awaiting submission of drawings to City Engineer for approval; bid from Carter Constr. (\$32,400) approved, contract signed; James N. and Todd M. to meet with Mark Sauter (Carter Constr.) to clarify details of repair. James N. will notify Dan Underwood that his services as repair coordinator will not be needed.
- **Annual HOA Meeting:** scheduled for Jan. 13, 2011, 6pm, at the Goleta Valley Community Center.
- **Reserve Study:** James N. presented to Board.

No other Old Business

## **New Business**

Items addressed:

- **Board Member resignation:** Arthur Munoz has resigned from the Board, effective Dec. 31, 2010; seat will open at HOA Annual Meeting (1/13/11).
- **Exercise Room:** the Board discussed options for new exercise equipment, will seek volunteer(s) to coordinate Exercise Room projects.
- **Common Area Repairs:** the Board briefly discussed repair policy; issue tabled until full five-member Board is seated.
- **Lien recording:** Board approved raising liens on APN Nos. 79-670-51, 079-680-29 and 079-690-13 for unpaid association dues (in excess of \$1000).
- **Dumpster for Christmas trees:** Board approved renting a dumpster (Dec. 23 – Jan. 7) for Christmas tree disposal.

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 7:46.

The next Board meeting (Annual Meeting) is scheduled for **Thursday, January 13, 2011, 6:00 pm, at the Goleta Valley Community Center, Room 6, 5679 Hollister Ave., Goleta ("Old Town")**.

Submitted by Bill Bold, Scribe